

City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Workshop

March 2, 2023 • 6 p.m.

Executive Session

COMING UP

Regular Meeting

View meeting agendas and minutes:

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City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Regular Meeting

March 2, 2023 • 7 p.m.

Want to speak about an agenda item?

Public comment request forms are available in the Council Chamber lobby and must be submitted to the City Secretary before discussion.

**** REMEMBER ****

Speakers may have up to three minutes to address Council.

- Your minutes cannot be shared with other speakers.
- You may speak only once on each agenda item.

OPEN MEETING

4. Invocation and Pledges
5. Roll Call
6. Public Comments
7. Recognitions/Proclamations/Visitors
 - **Women's History Month (March)**
 - **CAPCOG Flood Awareness Week (March 14-18)**
8. Staff Reports
 - Public Works Update

Recognitions/Proclamations/Visitors

Women's History Month March 2023



Recognitions/Proclamations/Visitors

CAPCOG Flood Safety Awareness Week March 14-18, 2023



OPEN MEETING

4. Invocation and Pledges
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 - Women's History Month (March)
 - CAPCOG Flood Awareness Week (March 14-18)
8. Staff Reports
 - **Public Works Update**



Item 8 – Staff Report

March 2, 2023

Dan Grimsbo, PE – Executive Director of Infrastructure

Gina Ellison, PE – Public Works Director



Brushy Creek Regional Utility Authority

Underwater Pipeline Repair

*BCRUA Board Meeting
February 22, 2023*

Raw Water Line History

- **November 2011- Substantial completion achieved**
 - Engineer: Jacobs Engineering Group, Inc.
 - Contractor: W.L. Hailey & Company, Inc.
- **December 2020 - Pipeline failure**
 - Repaired by Excel Construction and Chapman Marine
 - Completed full pipeline survey
 - Pipe investigation completed by WJE
 - Initiated routine dive inspections of the pipeline
- **March 2022 - Design of replacement pipeline started**

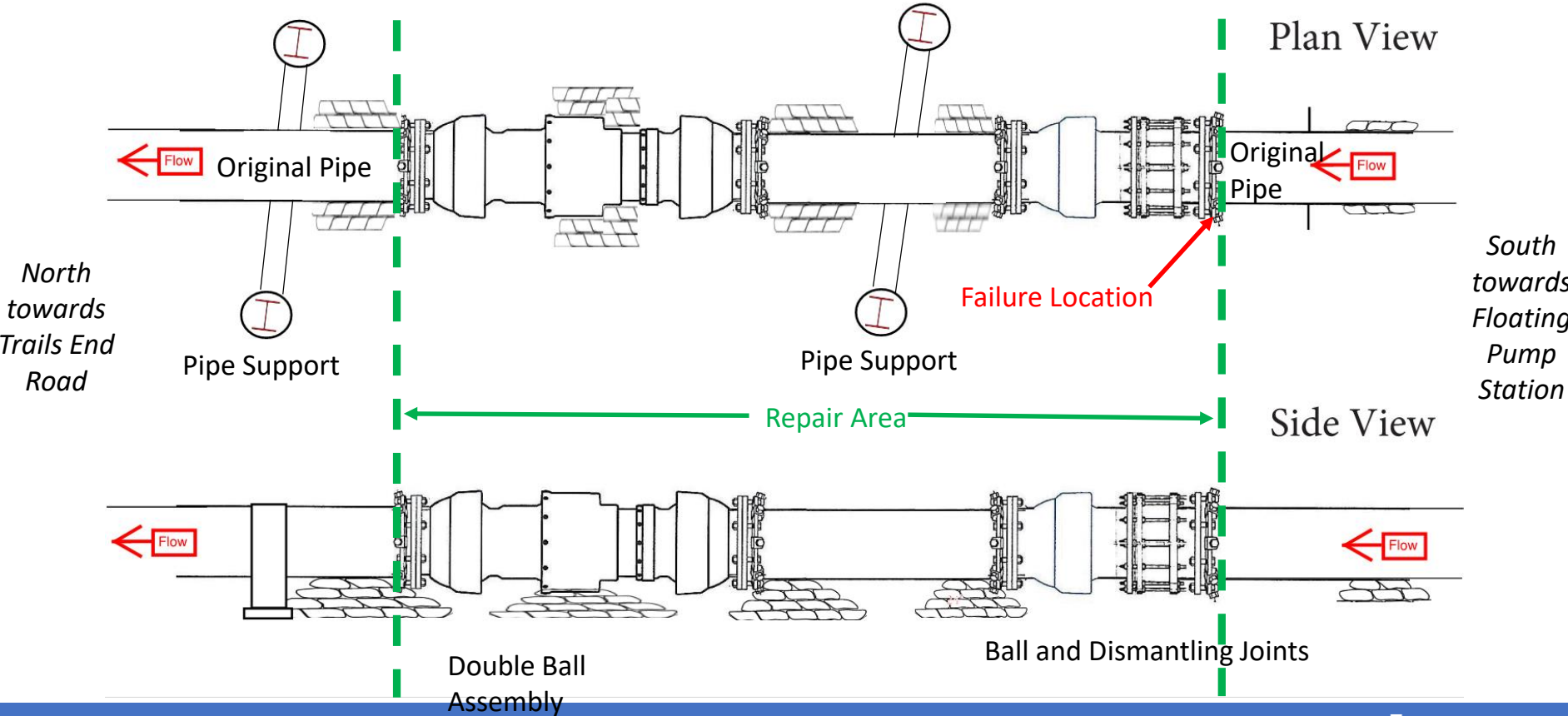


Raw Water Line History

- August 2022 - Significant leak detected
 - Controlled shutdown and line repair completed September 2022
 - Repaired by Thalle and subcontractor Global Diving
- February 14, 2023 - Pipeline failure



What Happened?



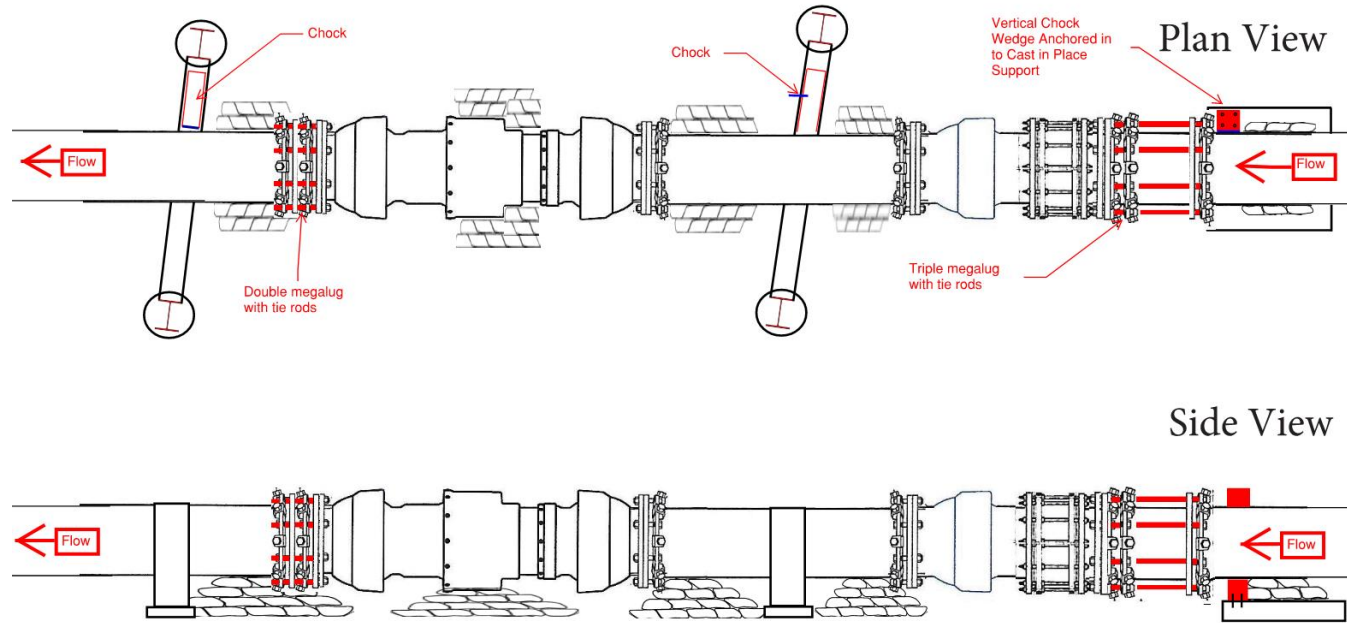
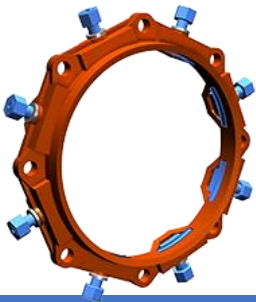
Why did the Line Fail?

- Investigation is ongoing - no “smoking gun” at this time
- Factors being investigated:
 - Improperly installed mechanical joint
 - Underwater restriction preventing proper movement of fittings
 - Thrust forces due to the repair alignment not being “straight”
 - System operations
- The pipeline is vulnerable at the repair location



How will the Line be Repaired?

- Straighten alignment to extent possible
- Add thrust restraint at 3 locations
- Add additional restraint and gripping at connections to original pipe







When will the Repair be Completed?

- Contractor is already mobilized on site due to work on the Phase 2 Project
- Repair parts already available
- Work started this week
- Anticipate repair completed and WTP operations restored in 2-3 weeks
- The repairs have been completed
- Now refilling the 36 inch RWL and starting up WTP



What Measures can be Taken to Avoid Another Failure?

- Routine inspections of the repair area to be performed by Global
- Install set measurement points and levels on the line to facilitate ongoing inspections
- Coordinate base loading of the WTP to minimize flow variation
- Replace the raw water line (estimated completed Spring 2024)



Questions?



Brush Cleanup

Brush Drop-off Events

- Feb. 11 & 18
- 1,921 vehicles served
- Est. **12,500 cubic yds** collected
- Mulched and hauled to city parks, recycling center
- Est. **\$36,270** total disposal cost

Brush ROW Cleanup

- Est. 68 tons collected



Brush Cleanup



City of
Leander



QUESTIONS?

CONSENT AGENDA

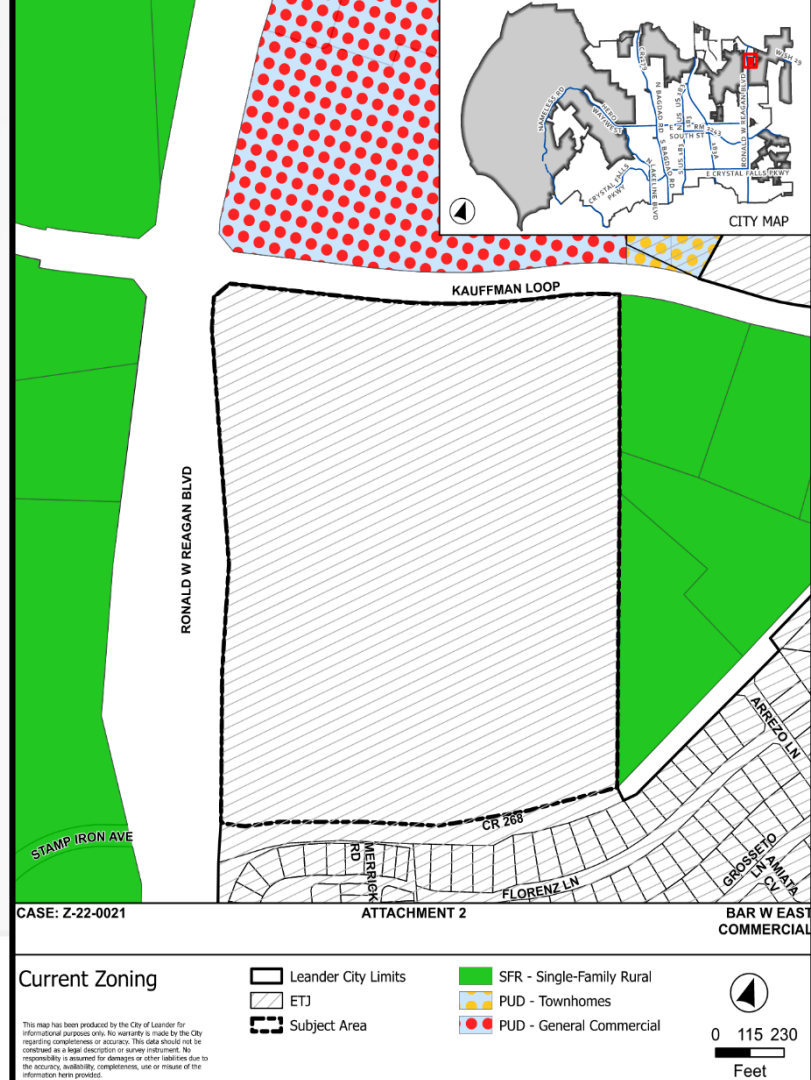
9. Approve meeting minutes – February 16, 2023
10. Approve contract to CC Carlton Industries to install San Gabriel Elevated Storage Tank at 1012 Azul Lagood Drive
11. Approve purchase of one 230-kilowatt generator from LOFTIN for the Leander Police Station
12. Approve contract with TSIT, Inc., for construction material testing services of water and wastewater lines in Falcon Oaks
13. Approve updated Emergency Operations Plan
14. Approve Development Agreement Case DA-23-0002 regarding the Oaks of Leander

PUBLIC HEARING: ACTION

- 15. Consider Zoning Case Z-22-0021 to amend zoning to adopt the Bar W Ranch East Commercial Planned Unit Development plat**
- 16. Consider Concept Plan Case CP-22-0013 to adopt the LC Hero Way Concept Plan**

Z-22-0021 Bar W Commercial PUD Zoning Case

Current Zoning



Current Zoning

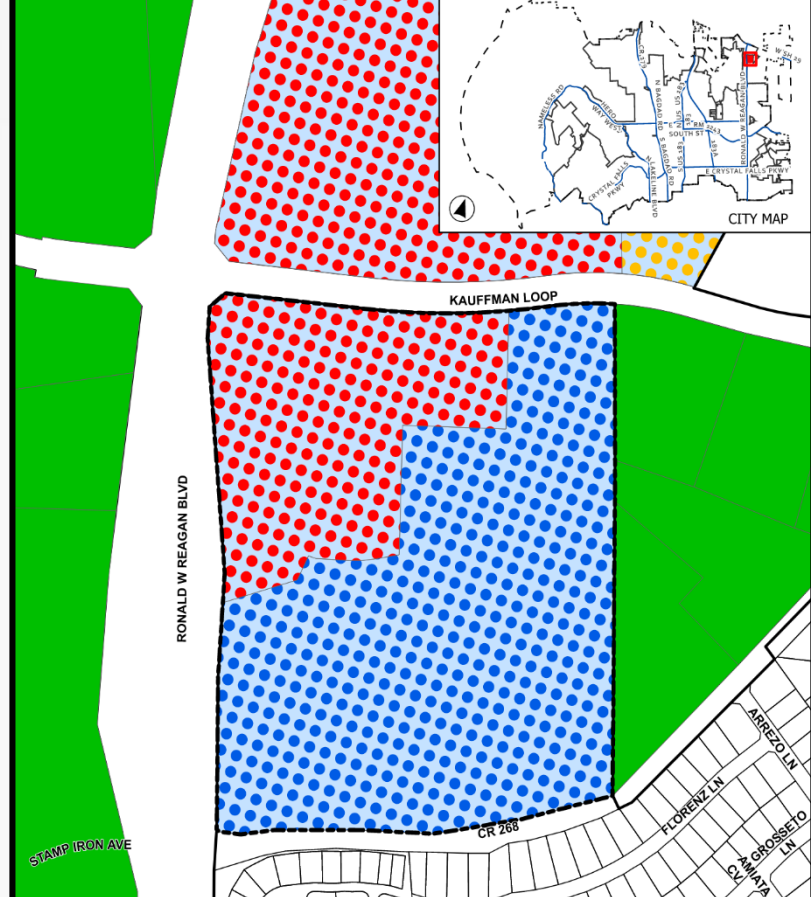
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- Leander City Limits
- ETJ
- Subject Area
- SFR - Single-Family Rural
- PUD - Townhomes
- PUD - General Commercial



Z-22-0021 Bar W Commercial PUD Zoning Case

Proposed Zoning



CASE: Z-22-0021

ATTACHMENT 5

BAR W EAST
COMMERCIAL

Proposed Zoning

- | | |
|---------------------------|--------------------------------|
| Leander City Limits | PUD - Mixed Use |
| Cases 2022 | PUD - General Commercial |
| SFR - Single-Family Rural | Subject Boundary |
| PUD - Townhomes | Extra-Territorial Jurisdiction |

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Aerial Exhibit

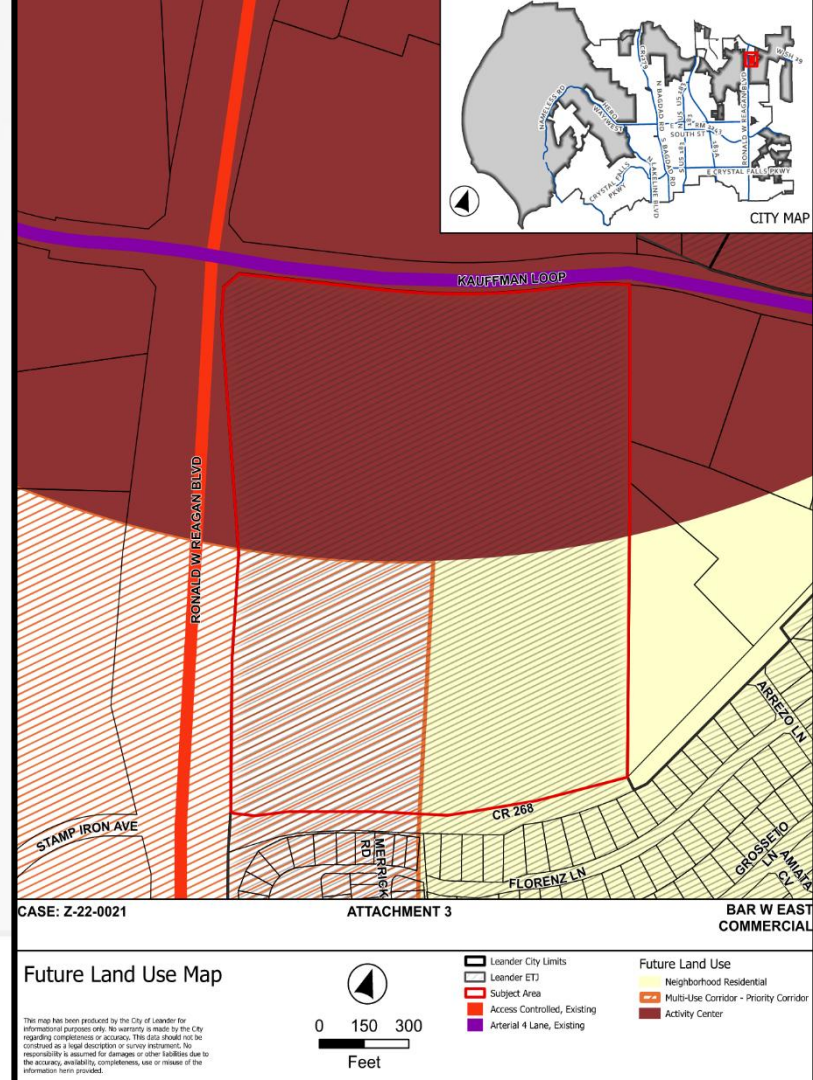


BAR W RANCH EAST PUD UPDATES

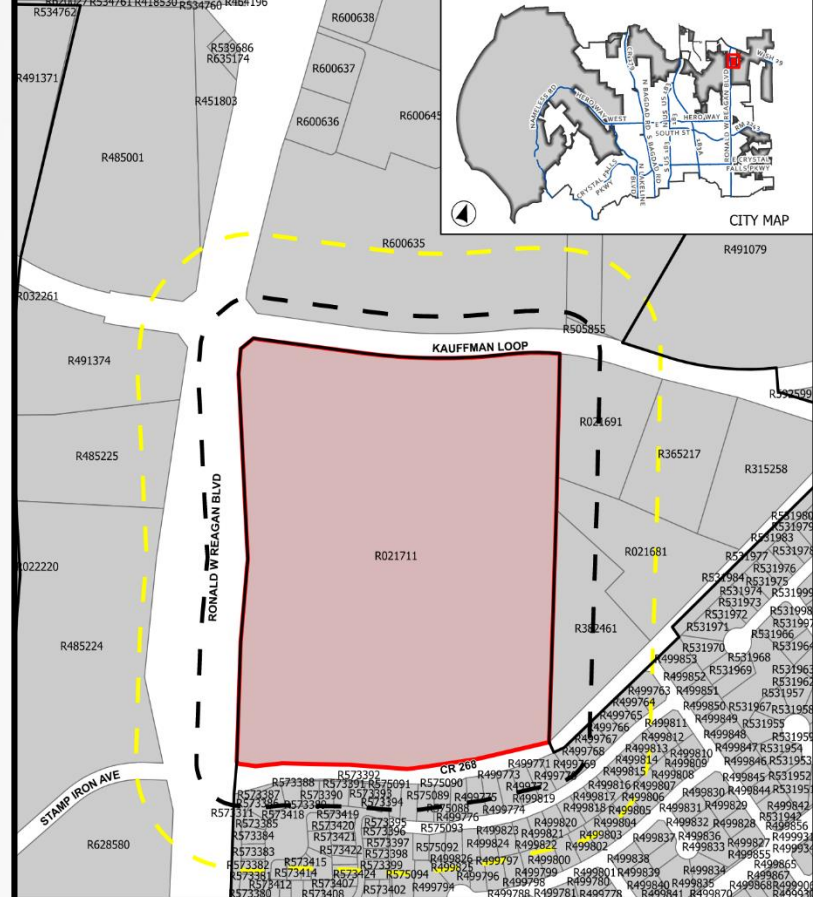
- **Planning & Zoning Commission recommendation:**
 - Update driveway request to remove third driveway
 - Reduce the residential building height to 55'
- **PUD Updates**
 - Modify driveways, functionality may be determined by TIA
 - Clarify the garage requirements
 - Update the maximum residential building height to 55'

Z-22-0021 Bar W Commercial PUD Zoning Case

Future Land Use






Public Notification



**BAR W EAST
COMMERCIAL**

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-  200' Buffer
 500' Buffer
 Site Location
 Incorporated City

Bar W Ranch East

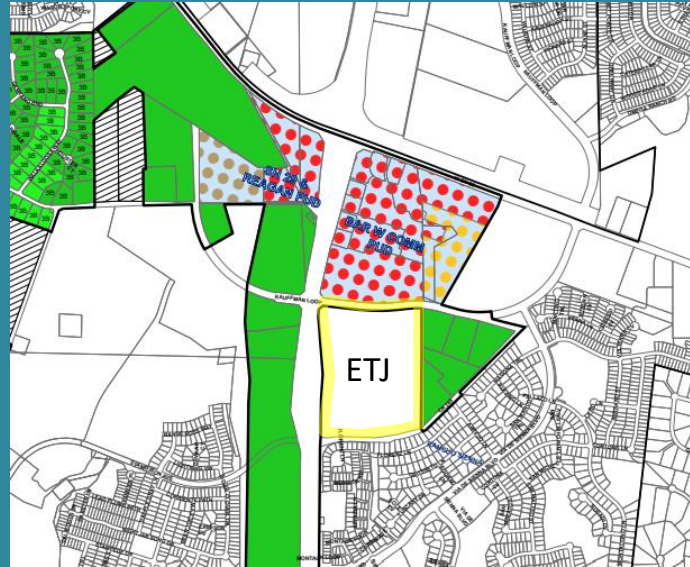
Commercial PUD

Zoning and Annexation Request

22-Z-021



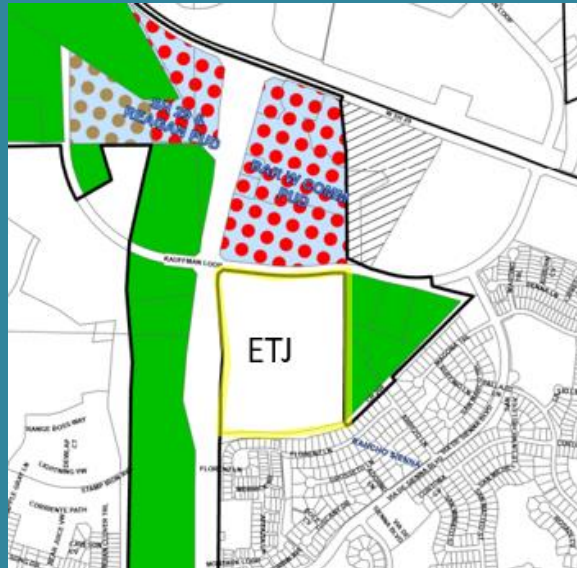
Current Zoning



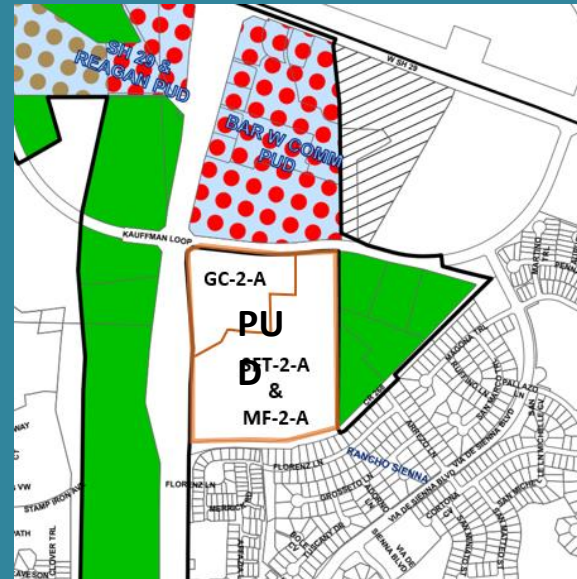
RESIDENTIAL		
■ SFR - Single-Family Rural	■ TF - Two Family	
■ SFE - Single-Family Estate	■ NR - Neighborhood Residential	
■ SFS - Single-Family Suburban	■ MF - Multi-Family	
■ SFU - Single-Family Urban	RETAIL / COMMERCIAL	
■ SFU/MH - Single-Family Urban/Manufactured Home	■ LO - Local Office	
■ SFC - Single-Family Compact	■ LC - Local Commercial	
■ SFL - Single-Family Limited	■ GC - General Commercial	
■ CH - Cottage Housing	■ HC - Heavy Commercial	
■ CH-Cottage Housing	INDUSTRIAL	
■ SFT - Single-Family Townhouse	■ HI - Heavy Industrial	
■ TH - Tiny House		
	PUD LAND USE	
	■ PUD - Single-Family	
	■ PUD-CH	
	■ PUD - Townhomes	
	■ PUD - Multi-Family	
	■ PUD - Mixed Use	
	■ PUD - Local Office	
	■ PUD - Local Commercial	
	■ PUD - General Commercial	
	■ PUD - Heavy Commercial	
	SECTORS	
	■ OS - Open Space	

Zoning Request

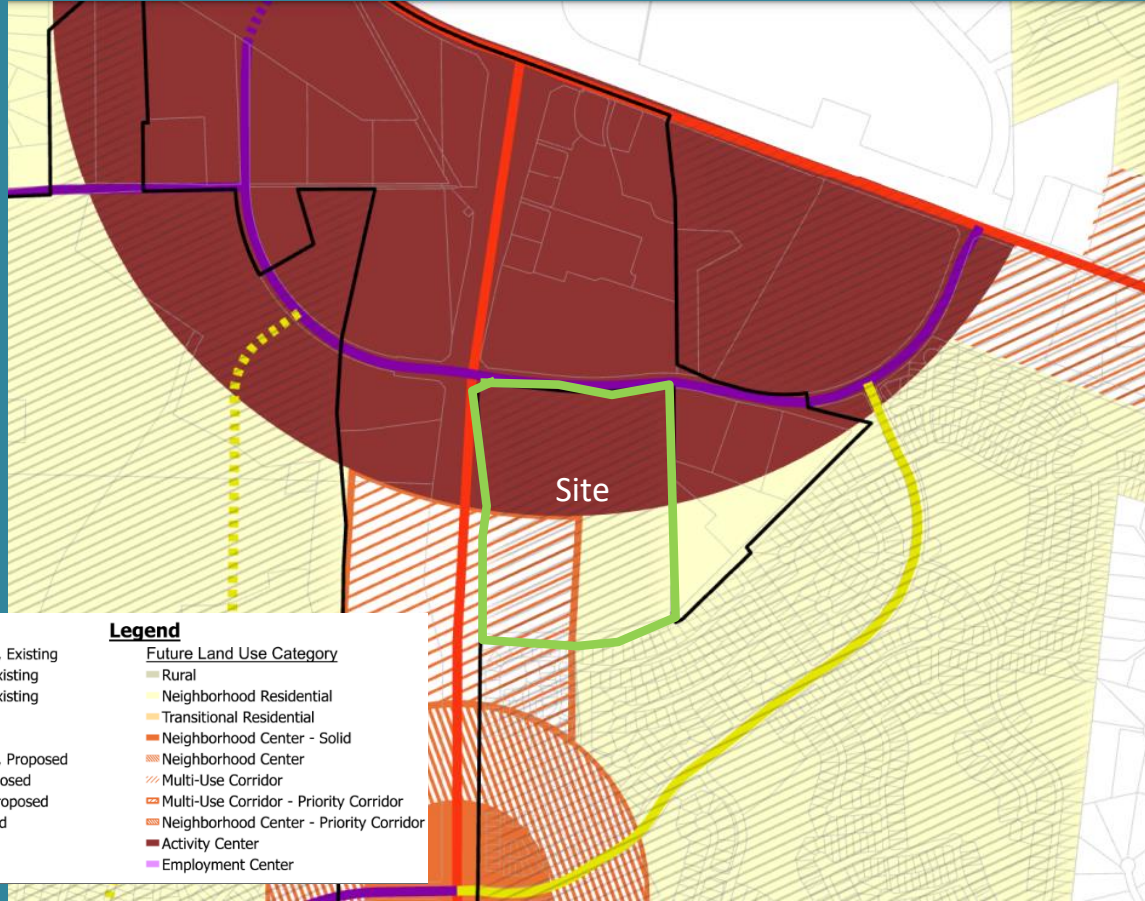
Current Zoning



Proposed Zoning



Leander Comprehensive Plan



Legend

Future Land Use Category

- Rural
- Neighborhood Residential
- Transitional Residential
- Neighborhood Center - Solid
- Neighborhood Center
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center

- Access Controlled, Existing
- Arterial 6 Lane, Existing
- Arterial 4 Lane, Existing
- Collector, Existing
- Rural, Existing
- Access Controlled, Proposed
- ARTERIAL 6, Proposed
- Arterial 4 Lane, Proposed
- Collector, Proposed
- Rural, Proposed



April 28, 2022

Mr. Howard Barkley Wedemeyer
5773 Woodway Drive, #207
Houston, Texas 77057

Via E-Mail

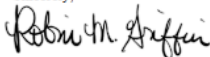
Re: Amended and Restated Agreement Regarding Consent to Creation of Leander Municipal Utility Districts No. 1, 2, and 3 and the Development of the Bar W Ranch dated effective September 17, 2015, by and between the City of Leander, Texas, a home-rule municipality (the "City"), Howard Barkley Wedemeyer (the "Developer"), and the Leander Municipal Utility District No. 1, Leander Municipality utility District No. 2, and Leander Municipal utility District No. 3, as amended (the "Development Agreement")

Dear Mr. Wedemeyer:

The City is in receipt of your request for approval of Concept Plan Revision #3 for the Bar W Ranch West Subdivision. I have determined that the Revision qualifies as a minor amendment pursuant to Section 4.04 of the Development Agreement, which may be approved administratively by the Planning Director. The revision is hereby approved. Please note that pursuant to the terms of Section 4.04, the densities for the particular uses set forth in the land table use may not change unless approved by the City Council.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Robin M. Griffin, AICP
Executive Director of Development Services
512-528-2763

Attachment: Bar W Ranch West Concept Plan, Revision #3



BAR W RANCH WEST - REVISION #3

Site

Kauffman Loop

County Road 267

County Road 268

S. Fork San Gabriel River

Legend

Notes

CONCEPT PLAN

BAR W RANCH WEST - REVISION #2

Bar W Ranch Development Agreement

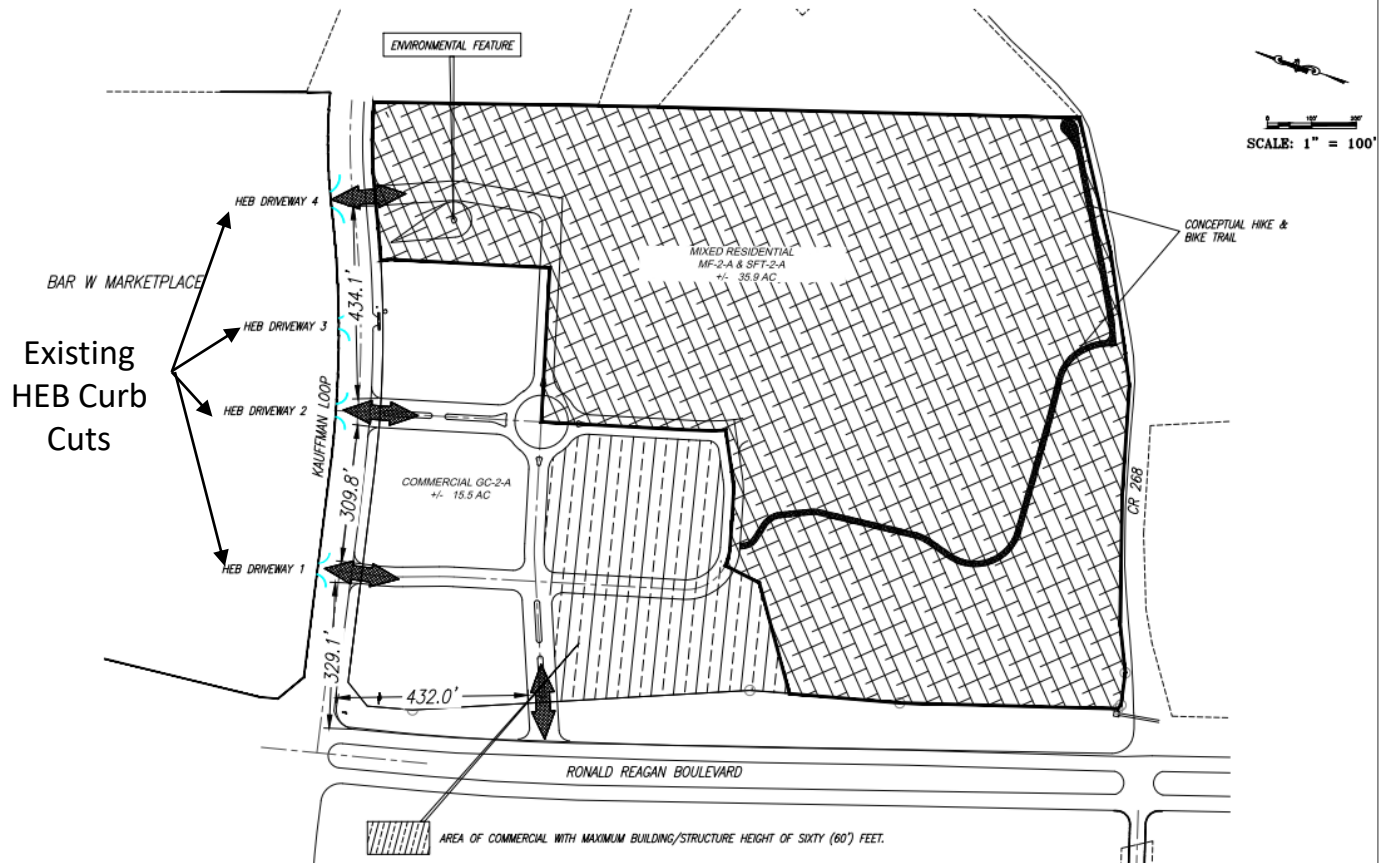
- December 30, 2008: Effective Date
- September 17, 2015: Effective Date of Amended and Restated Agreement and Concept Plan Revision #2 Approved with Land Uses and LUEs.
- April 28, 2022: Concept Plan Revision #3 Approved – Transferred approved residential land use and LUEs to this site
- Water Tower and Fire Station Land Donation ~4 acres
- Regional Water System, Leander MUDs 1, 2 and 3
- Kauffman Loop Right of Way Dedication ~8 acres
- Long Term Cooperation With City Growth and Infrastructure

Bar W Ranch // Community Context Enlargement



Concept Plan

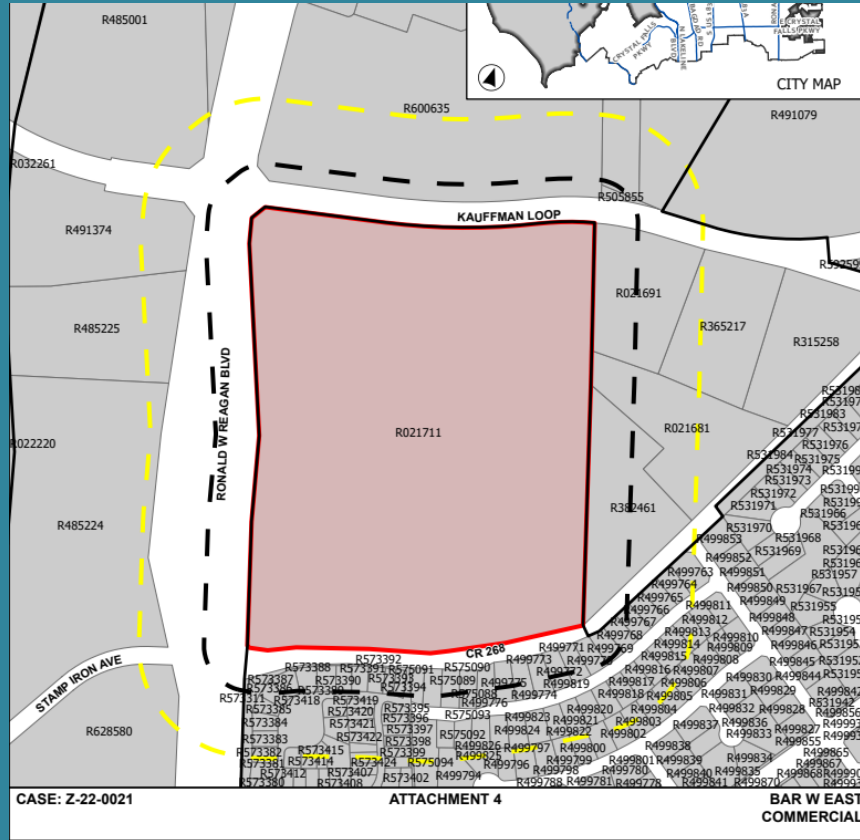




Community Benefits

- Hike and Bike Trail to provide public pedestrian access from County Road 268, through the project and connect to the HEB project north of Kauffman Loop.
- 50 foot building setback along eastern and southern property line.
- 10 foot non-disturbance zone along the southern property line.
- Enhanced architectural elements and landscaping design.
- No vehicular access will be taken onto County Road 268.
- All access to the proposed project will be taken off Kauffman Loop and Ronald Reagan.
- List of prohibited uses not compatible near residential.

Community Outreach







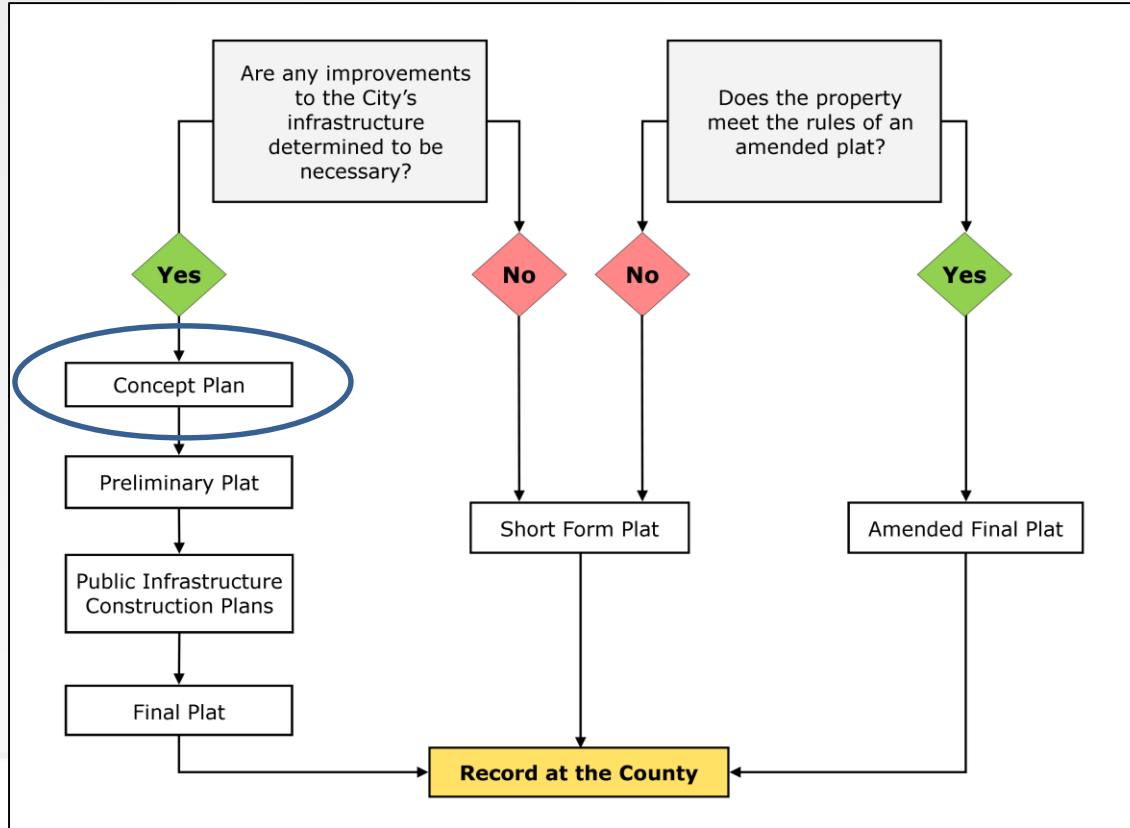




PUBLIC HEARING: ACTION

15. Consider Zoning Case Z-22-0021 to amend current zoning to adopt the Bar W Ranch East Commercial Planned Unit Development Plat
16. Consider Concept Plan Case CP-22-0013 to adopt the LC Hero Way Concept Plan

PUBLIC HEARING AGENDA



Location Exhibit



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PROJECT INFORMATION

OWNER
LEANDER CITY
200 N. UNIVERSITY BLVD.
LEANDER, CA 94543
925.355.1000

DESIGNER
LEANDER CITY
200 N. UNIVERSITY BLVD.
LEANDER, CA 94543
925.355.1000

DATE
08/09/2022

PROJECT SUMMARY
SHEET NO. 001
SHEET TITLE
SHEET DATE
SHEET SCALE

NOTE

THIS DRAWING IS A PART OF THE PROJECT INFORMATION SHEET (PIS) AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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LC HERO WAY

CONCEPT PLAN REVISION #1

PROJECT NUMBER: 22-TOD-CP-013

FILING DATE: 08/09/2022



LOCATION SKETCH - PROJECT ENLARGEMENT
SHEET 001 OF 01

SUBMITTED BY

08/09/2022

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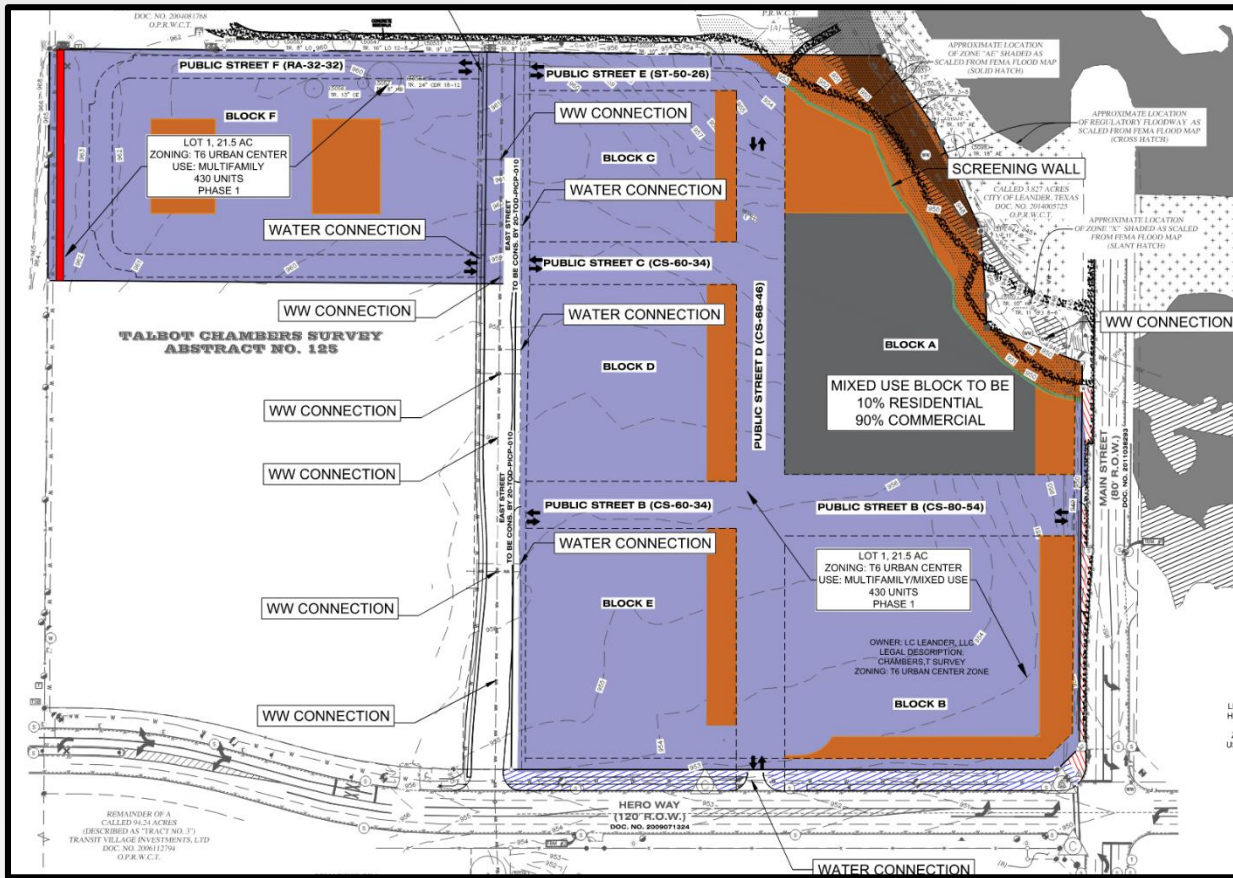
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LEGEND	
	PROPERTY BOUNDARY / LOT LINE
	CONTOUR (GRADE) ELEV
	MULTIFAMILY
	PROPOSED CIVIC SPACE
	DETENTION PONDS
	SCREENING WALL
	DRAKE ELM (STREET TREES AT 30' O.C.)
	RED OAK (STREET TREES AT 30' O.C.)
	MIXED USE
	REDLINE TRAIL EXTENSION
	PROPOSED PUBLIC STREET



EMH&T
Planning and Landscape Architecture
emh&t.com

LRK

LC Leander - Hero Way/Main Street
Lifestyle Communities
Leander, TX | 01.08.2022
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CONCEPTUAL RENDERINGS

EXHIBIT A

SHEET
5 OF 5

22-TOD-CP-013

City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Regular Meeting

March 2, 2023 • 7 p.m.

COMING UP

Regular Agenda
Future Agenda Items
Closing Statements
Adjourn

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www.leandertx.gov/meetings

REGULAR AGENDA

- 17. Consider resolution ratifying agreement with TFR Enterprises, Inc., not to exceed \$500,000 for brush debris removal services**
- 18. Consider wrecker services ordinance amendment
- 19. Council member future agenda items
- 20. Council member closing statements
- 21. Executive Session (if needed)
- 22. Adjourn

Agreement with TFR Enterprises

- Jan. 31 – Mayor declares local state of disaster as a result of Winter Storm Mara.
- Feb. 07 – Council extends disaster declaration by 30 days.
- Feb. 16 – Council approves a resolution supporting agreements for disposal of brush debris.
- Feb. 11 – City hosts first of two brush drop-off events for Leander residents.
- Feb. 23 – City Manager executes contract with TFR Enterprises.

Agreement with TFR Enterprises

Contract for brush removal services

- Executed Feb. 23
- Not to exceed **\$500,000**; paid from General Fund reserves
- Ends **March 31**; City Manager may extend for 30 days
- Scope of work
 - Load and haul of vegetative debris to TFR site
 - Reduction of debris to mulch at TFR site
 - Disposal of mulch from TFR site
- Rate of **\$20.32 per Cubic Yard** (CY)

Agreement with TFR Enterprises

Brush Pickup Curbside

- Started Feb. 27
- 2 trucks, 7AM to 6PM daily
- Est. **1,217 CY** collected thru Wednesday
- **Level 3** large debris areas
- City staff monitoring loads and confirming cleared areas
- Est. **\$24,732** disposal cost thru Wednesday

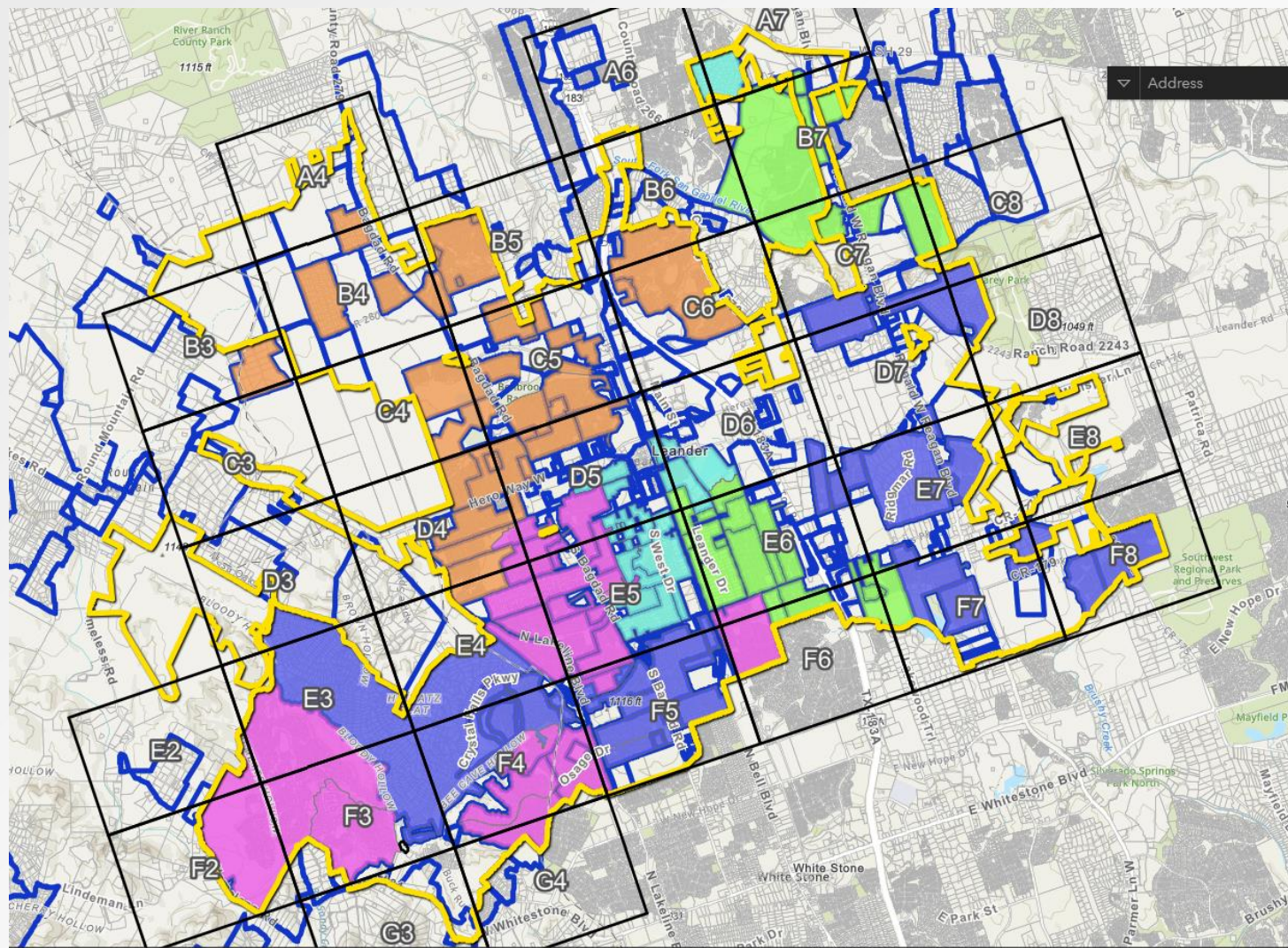


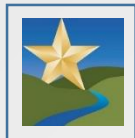
Brush Debris Removal by the City

Brush Pickup Curbside

- Public Works started March 1
- 1 crew with chipper
- Targeted 10 locations in 10 hrs
- **Level 1** small debris areas
- Est. **10.7 CY** collected on Wednesday



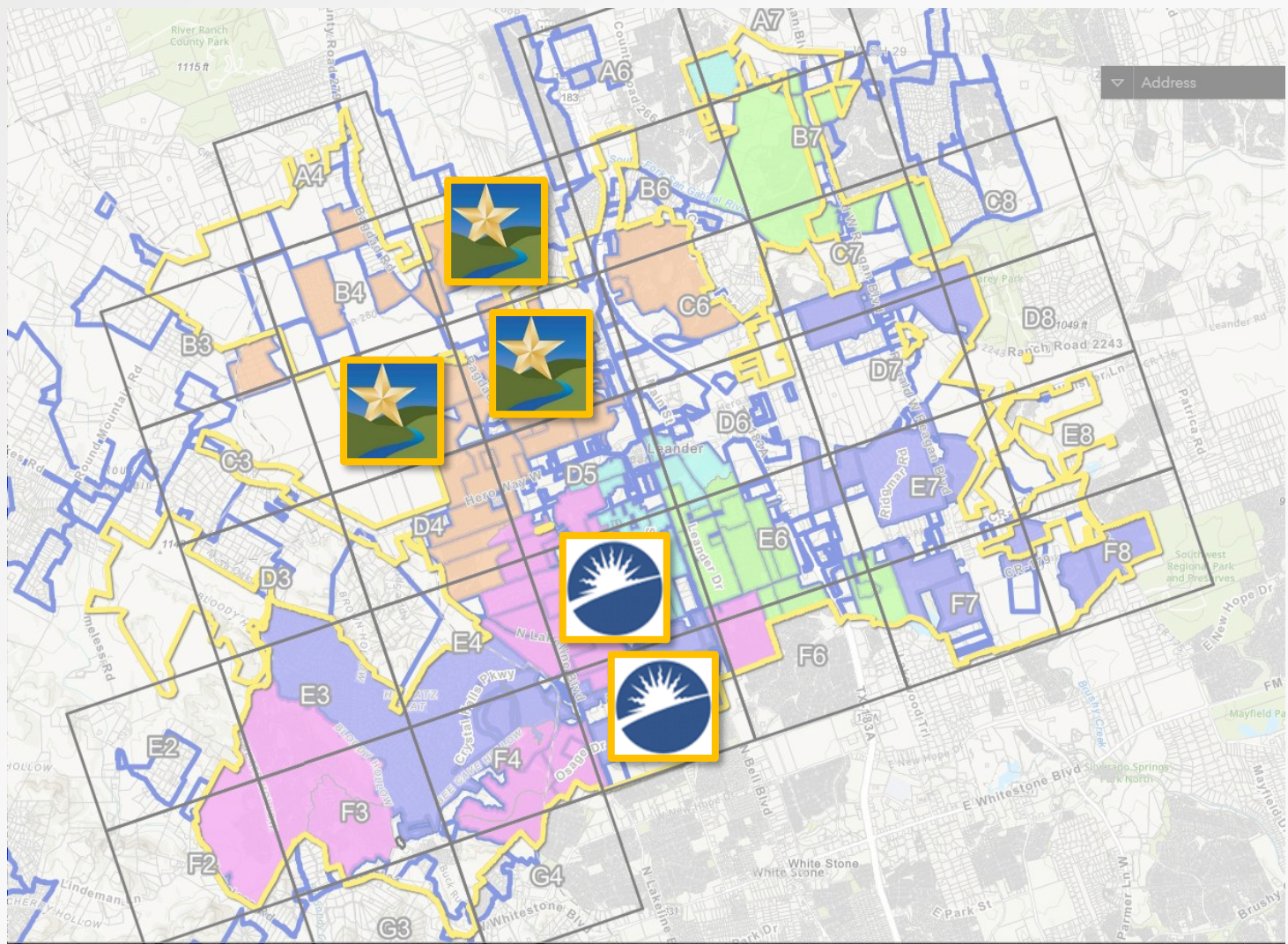




**Public
Works**



TFR



City & TFR Collection Efforts

Subdivisions Cleared	Date	Cleared By
High Chaparral	27-Feb	TFR
Leander Heights	28-Feb	TFR
Benbrook Ranch North	1-Mar	Public Works
Devine Lake	1-Mar	Public Works
Homestead	1-Mar	Public Works
Alterra	1-Mar	Public Works
Hawkes Landing	1-Mar	Public Works
Mockingbird (Leander 61)	1-Mar	Public Works
Savanna Ranch	1-Mar	Public Works
Reserve At North Fork	1-Mar	Public Works
Haven Oaks	1-Mar	Public Works
Maya Vista	1-Mar	Public Works
Greatwood Estates	2-Mar	Public Works

Subdivisions in Progress	Pickup By
Falcon Oaks	TFR
County Glen	TFR
Timberland West	TFR
Oak Ridge	TFR
Northcreek	TFR
Benbrook Ranch	Public Works
Deerbrooke	Public Works
Oak Creek	Public Works
Northside Meadows	Public Works
Westwood	Public Works
Carneros Ranch	Public Works
Vista Ridge	Public Works
Old Town	Public Works

REGULAR AGENDA

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- 18. Consider wrecker services ordinance amendment**
- 19. Council member future agenda items**
- 20. Council member closing statements**
- 21. Executive Session (if needed)**
- 22. Adjourn**